

## **APPENDIX C**

### **DEVELOPMENT STANDARDS BICKFORD RANCH SPECIFIC PLAN AREA**

The Bickford Ranch Specific Plan Area could be developed as a planned residential development on 1,950± acres located north of the Town of Loomis, west of Newcastle and southeast of the City of Lincoln. This area is proposed as a "recreation and residential development that may consist of a mix of land uses including estate size lots of 5-10± acres to higher density development of 6-10 units per acre. Golf courses as well as other recreation amenities may also be included.

Any development considered within this area shall be subject to the specific plan requirements of the zoning ordinance and the following development standards.

- a. Residential uses: A maximum of 1,950 dwelling units, although this number may not be realized due to site constraints, inclusion of buffers, and other factors that may limit available developable land.
- b. Commercial uses: A maximum of 14 acres of commercial uses, with typical land uses allowed as listed in Part I for the General Commercial land use designation.
- c. Open space: Any development proposal for this area shall set aside significant open space areas and include the slopes of Boulder Ridge, drainage ways, corridors along canals and major roadways.
- d. Required buffers: Development within the Bickford Ranch Specific Plan Area shall incorporate the following buffer zones, according to the standards for buffer zones in Part I, page 23:
  - Agriculture/Timberland
  - Sensitive Habitat
- e. Transit: A park-and-ride lot should be constructed and dedicated near the entrance for residents and visitors.
- f. Urban design standards: Development within the Bickford Ranch Specific Plan Area shall be planned and designed to comply with the following standards:
  - (1) Urban form. The specific plan shall provide for up to two mixed use, pedestrian-oriented villages. Village areas should be surrounded by buffer lands, and/or medium density and estate-sized single family residential development. Each village should contain all public facilities and services necessary for its development. The planning and design in the specific plan should give particular attention to the Visual and Scenic Resource policies and Development Form and Design policies of this General Plan (pages 41 and 47, respectively.).
  - (2) Village core areas. Mixed use commercial areas should include service and neighborhood commercial uses, professional services, public, quasi-public, and institutional facilities, and high density residential uses.
  - (3) Public gathering areas. Village core areas shall be enhanced by incorporating outdoor public gathering areas into their design. Such areas are intended to facilitate social interaction by area residents and employees.

- (4) Community open space areas. Each village should contain a green to be located adjacent to, or integrated into, the village core area. Community parks should be located adjacent to major open space and roadway corridors. Community parks and/or golf courses may serve as buffer areas between conflicting land uses (see the standards for Land Use Buffer Zones in Part I, page 23) within or adjacent to the specific plan area. All developed and undeveloped park areas should be linked by a system of greenways and parkways containing pedestrian and bicycle paths separated from vehicular traffic.
- (5) Pedestrian-oriented design. Village areas shall be planned and designed to be pedestrian, bicycle, and transit accessible. Design elements that accommodate pedestrians and cyclists should be precedent over elements that primarily accommodate automobiles.
- (6) Residential uses. Residential areas shall consist of the following three types:
  - (a) Village Residential. These areas shall be located within walking distance of a village commercial core area. The housing should consist of high-density single-family (with or without carriage or secondary dwelling units) and multi-family units.
  - (b) Single-Family Residential. These areas should surround village residential areas at densities consistent with suburban residential development (e.g., 4 to 7 dwellings per acre). Subdivision design should provide opportunities for pedestrian and bicycle access to village core areas. Physical separation of single-family residential areas by such means as sound walls, berms, and major roads shall be discouraged. Single-family residential areas should be incorporated into their village so that both village residential and single-family residential areas function as a single unit and are not separated by physical or design characteristics.
  - (c) Rural Residential. These areas should be located adjacent to buffer zone areas or open space areas within the specific plan area. Rural land uses shall only be considered in areas where residential land use is consistent with the standards in Part I for buffers (page 23). Rural residential densities of 0.2 dwellings per acre or more shall be allowed only when public sewer and water facilities are provided.
- (7) Open Space corridors. Existing and proposed linear open space corridors should be developed as a pedestrian, equestrian, and/or bicycle trail system. Existing corridors include, but are not limited to, stream and riparian areas, power line easements, existing public trails, and existing public roads and bridges that may be ultimately abandoned.
- (8) Roadway corridors. Collector and arterial roads shall be designed as landscaped corridors, including separated bicycle and pedestrian facilities placed within landscaped or native open space corridors and landscape berms and medians.

g. Special Planning Issues to be Addressed:

- (1) Possible provision of a public golf course site.
- (2) Resolution of fire and school district boundaries.
- (3) Public access to communications antenna.
- (4) Consideration of way in which the development in this area may assist in providing affordable agricultural water to agricultural land in the surrounding areas.